



# *City of Granite City*

Inspection Department 2000 Edison, Ground Floor Granite City, IL 62040 Phone:(618) 452-6218 Fax:(618) 452-6246

## ***Historical & Architectural Review Commission***

### ***Minutes***

***July 26, 2011***

#### **CALL TO ORDER**

Chairman Terry Pierce called the meeting of HARC to Order on Tuesday, July 26, 2011, at 5:00 PM.

#### **ATTENDANCE / ROLL CALL**

Members Present were: Terry Pierce, Henry Gabriel, Paula Hagnauer, Kim King and Jennifer Flores.

Excused absence: Eric Hill. Also present were: Zoning Administrator Steve Willlaredt and Jon Ferry, Economic Development Director.

#### **MINUTES & AGENDA**

A motion to approve the Minutes from the previous meeting and the Agenda for this evening was made by Kim King and seconded by Jennifer Flores. Roll Call vote. All ayes. Motion carried by unanimous consent.

#### **CHAIR COMMENTS**

The Chair introduced the first Petitioner, H & R Block. Tim Egart, spokesman, introduced himself and H & R Block District Manager, Jan Mayberry.

**PETITIONER (1): H & R Block Enterprises, LLC**  
**1200 Niedringhaus Avenue**  
**Parcel: 22-2-19-24-08-204-016**

**Request: Approval for Non-confirming Use, business office on ground floor.**

Mr. Egart distributed a nineteen page documentation (Attachment A, available upon request) of the proposed plan to occupy the wedge portion of the Ralph Building, located at the corner of 19<sup>th</sup> Street and Niedringhaus Avenue. The documentation contained renderings of interior floor plans to include furniture and equipment layout, wall graphics and exterior recommendations for signage. Mr. Egart stated their Petition is to seek approval for first floor office space.

Discussion followed concerning the owner of the Building, Mr. Ted Meeker, and his lack of cooperation by ignoring numerous recommendations by HARC for renovation to the exterior of the building. The Zoning Administrator mentioned HVAC issues, such as the Heating and Air Conditioning Units not being sufficient for the building size and complaints by former tenants with abnormally high energy bills.

When asked a time frame for moving to this location, Mr. Egart stated, they are 90-95% ready to finalize lease negotiations and construction issues with the owner, and upon approval of this Petition, believes the move will be mid to late August. He stated this is the first he has heard of the HVAC issues and that will be a part of the 5-10% remaining issues to be negotiated. The plans (Attachment A) will be what Mr. Meeker's contractor will use for construction of their space and it has been approved by H & R Block.

The Chairman stated his belief is there are two issues at hand for the Commission to consider: (1) the non-conforming use and (2) the exterior of the building.

Ms. Mayberry stated the days and hours of operation will be: Monday thru Friday 9:00AM to 9:00 PM and Saturday/Sunday from 9:00AM to 5:00 PM. Months of operation: January thru April (tax season). Off season, they are considering year round hours which she explained, typically, is based on client need, one or two days a week. The location may also be used for classroom training, stating their tech professionals are required to attend classes each year. Presently, personnel in Granite City have to go to St. Louis for school. No further discussion.

**MOTION** to approve the request by H & R Block to allow non-conforming business use was made by Paula Hagnauer and seconded by Henry Gabriel. Roll Call vote: 1 yes and 4 noes. Motion Denied.

The Chairman stated this recommendation will be given to the City Council for their final determination at the next Council meeting scheduled Tuesday, August 2, 2011.

**PETITIONER (2):** George Crisp  
Cindy's Collectibles  
1840 State Street  
Parcel: 22-2-19-24-12-202-009

**Review: Approval for exterior building front renovation**

Copies of color photographs were distributed (Attachment B).  
(The Zoning Administrator addressed the commission stating the City has issues against the potential business owners of Cindy's collectibles. Due to indebtedness with the City, they should be turned down).

The Chair asked Mr. McKinney to explain the renovation process. He stated he used beige colored overlaid brick on the lower sections, below the windows. He has removed some of the tiles from the bottom, and those that were in good condition he placed on top. He used a ceramic tile adhesive to secure them in place.

Commission member Jennifer Flores stated she believes the colors will pull together with the colors in the façade. The effect will be more visual and will have more aesthetic appeal.

**MOTION** by Henry Gabriel and seconded by Jennifer Flores to approve the façade change to the exterior of the building as presented. Roll Call. All ayes. Motion carried unanimously.

**NEW BUSINESS** - None voiced.

**UNFINISHED BUSINESS** - None voiced.

Motion to Adjourn by Kim King and seconded by Jennifer Flores. All ayes. Motion carried.

Respectfully submitted by,

*Barbara Hankins*

Recording Secretary

HARC

**Historical Architecture Review Committee  
Advisory Report  
July 26, 2011**

**PETITIONER (1): H & R Block Enterprises, LLC  
1200 Niedringhaus Avenue**

**MOTION** by Paula Hagnauer and seconded by Henry Gabriel to allow non-conforming business to locate on the ground floor. Zoned D-1 Arts and Entertainment District.

Roll Call Vote:

Terry Pierce	Yes	Paula Hagnauer	No
Henry Gabriel	No	Jennifer Flores	No
Kim King	No		

1 yes

4 noes

Motion Denied.

---

**PETITIONER (2): George Crisp for Cindy's Collectibles  
Pat & Cindy McKinney  
1840 State Street**

**MOTION** by Henry Gabriel and seconded by Jennifer Flores to approve the façade change to the exterior of the building as presented (Attachment B). Zoned D-2 Commercial District.

Roll Call Vote:

Terry Pierce	Yes	Paula Hagnauer	Yes
Henry Gabriel	Yes	Jennifer Flores	Yes
Kim King	Yes		

Motion carried by unanimous consent.